



# O-Gram

June 2020

Volume 6 No. 3

## OCEANS GRAND OWNERS ASSOCIATION, INCORPORATED

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**A. Hello All!** The last time this was published, we were approaching Coronavirus lock down. Since then, we have come through a lot and are still watching the daily updates, practicing good hygiene, wearing masks and social distancing. I think we've been pretty lucky in the Shores in terms of avoiding the pandemic and I hope all in our building are feeling safe. Aren't we lucky to have so many amenities so close by?

**B. Message from our President, David Underland:** Hope everyone is doing well and looking out for their neighbors. The Board of Directors met in May and approved the insurance policy for the upcoming year with no increase in cost. The Board also approved improvements to the card room. Social room is next on agenda for this year for improvements. Thank you to the decorating committee for their hard work. Ron Christopher resigned from the Board of Directors effective immediately. We thank Ron for his service to the residents in Oceans Grand.

If anyone knows of any of your neighbors that are not receiving the O-Gram, please contact Shane and update your email address. If you have any concerns or suggestions, please feel free to drop them in the suggestion box located outside of Shane's office or hallway by pool with your name and Unit number. Thanks, Dave

### **C. Official Minutes of Board of Director's Meeting:**

**May 12, 2020 Oceans Grand Social Room 5:00 PM**

**Call Meeting to Order, 5:00 PM** President David Underland

**Quorum:** Present: David Underland, Wyc Woodfin, Ed Everts, Ron Christopher, Phil Day

**Pledge of Allegiance Approval of Minutes Meeting Nov. 5<sup>th</sup>, 2019:** Attached **Approved**

**Approval of 2020/2021 Insurance Proposal** Summary attached **Approved**

**Approval of Card room redecorating proposal.** Motion to approve as submitted, Phil Day. Second, Wyc Woodfin Discussion, amended to line item approval

Painting \$2,540, Carpet \$4,700, Furniture \$4,700, Console Table \$455, Artwork Allowance \$1,650 Total \$15,082.40 **Approved**

**Treasurers report** Ed Everts, Treasurer Discussion on status of operating income and expenses, Explanation of Reserve Expenditure, End of Year 2019, and 1<sup>st</sup> Quarter 2020 Financials attached **Accepted**

**CAM report,** Shane Payne, CAM, Attached

Shane announced that he is planning to leave his position as CAM at the end of this year to spend more time with his family. We will miss him and work with him in an orderly transition.

All wished him good luck with round of applause.

### **Unit Owners Comments:**

Donna Sayers, unit 605; need some professional landscape done around the building and redo carpeting installation, maybe use vinyl plank instead carpeting.

Jo Stevens, unit 1002; need more attention to cleaning existing carpets.

Reva Boocock, unit 900; why don't we have more input on decisions made by board and communities for decorating and improvements?

Rene Lindholm, unit 1408; Florida Statutes states that approval must come from unit owners for any material changes to the facilities.

Alexander Miretsky, unit 309; need to have less money spent on have card room, more money spent to renovate Social Room and outside entrance.

Laurie Larsen, unit 1902; how do we contact board members when we do not know who they are? A list published.

Rene Neely, unit 2005; update tv in social room and web site for easier use

Jake Neely, unit 2005; outside doors need to be replaced or at least painted and maintenance schedule increased, also landscaped improved.

Gerry Boocock, unit 900; need better maintenance personnel to match their skills

**Adjournment at 6:27 PM** President David Underland

**Respectively Submitted,** Ron Christopher Secretary

We would appreciate it if everyone would wear a mask for the safety and wellbeing of others and to practice social distancing in the meeting room.

**D. Update from our Manager, Shane Payne: (CAM Report from official minutes):**

Back in February we had Prestige Carpet install 4 floors of new carpet and we are looking at doing four more floors by the end of summer. I am also exploring some different flooring ideas for the social room to see what kind may be best for this setting.

The hallway going to the pool has new carpet and fresh paint on the baseboards and the decorative wood on the walls. The kitchen was also repainted earlier in the year and some of the old decorations removed.

Some new things that are coming very soon around the property! Cunningham Gas has finally received the parts to repair the grill and should be done by this coming Thursday. Flowers that the landscaping committee picked out will be coming soon and some of the areas needed to be addressed will have some life and color to those areas. I am also looking to have some work done to the bicycle parking areas to clean up and make the racks look nice.

We recently had a water outage due to a break in the main line that caused a large area of the shores to be without water for an extended time. I tried my best to keep everyone updated with the information that I was getting which was minimal. After the water was restored it took a bit for the system to pressurize for the booster pumps to be able to get water full working in the higher residences.

As we are all aware the pandemic that has affected us all brought with it a change to how we do things, timelines, and for some of us even our health was affected. The staff and angel care cleaning services has been working every day to try and disinfect, sanitize, and make as many common areas as safe as possible. Following the CDC guidelines and recommendations from our insurance company we had to make some restrictions to certain amenities and for those of you that abided by those, we all thank you. This has been a very trying time for everyone. We were very lucky that we were able to keep enough supplies in stock to keep us going and even had a few extra rolls of toilet paper in case someone were to run completely out.

**E. Greetings from the Social Committee by Barbara Underland:** The social committee has not had a meeting and we are not resuming any activities at this time. We hope you all stay well, Barb

**F. Update from the OG Landscape and Library Committees by Chairperson Jo Stevens:**

Greetings from the Landscape and Library Committee. Well, like everyone else, we have been house bound and had to put off the planting we had planned. Fortunately, as a result of "reopening", the plants were ordered and are scheduled for delivery and planting as I am writing this update for the O-Gram. In addition to the pots, we ordered ground cover for the pool area and plans are underway for trimming the hibiscus around the pool deck. Reminder, we are not planting on the parking deck, as that is planned for a total redo in the future. We

will be having a meeting soon to explore more improvements to the landscaped areas of The Grand. As you know, the space in our library is limited. We appreciate your donations but do not have room for any more books. Please take your donations to a public library or other location and we will let you know via the O-Gram if this situation changes. STAY SAFE and enjoy your summer! Jo Stevens.

### G. OG Inc. Financial Status and Treasurer's Report from Ed Everts:

Oceans Grand Treasurer's Report					March 2020	submitted	5/9/2020
INCOME	YTD 2020 Budget	Actual Through 3/31/2020	Better/(Worse) Than Budget	B/(W) Percent	Comments if over 5% difference	INCOME	Full Year 2020 Budget
Maintenance Fees/Incr	\$ 897,398	\$ 302,392	\$3,259	0%			\$ 1,196,531
<b>EXPENSE</b>							
Administration	\$ 6,838	\$ 4,675	\$2,162	32%	Audit expenses not included yet		\$ 27,350
Building Management	\$ 37,500	\$ 36,687	\$813	2%			\$ 150,000
Maintenance	\$ 35,935	\$ 31,102	\$4,834	13%	Repairs less than budgeted		\$ 143,741
Cable TV Expense	\$ 31,000	\$ 31,473	(\$473)	-2%			\$ 124,000
PUD	\$ 17,010	\$ 17,010	\$0	0%			\$ 68,040
Total Maintenance	\$ 83,945	\$ 79,585	\$4,361	5%	Repairs less than budgeted		\$ 335,781
Insurance	\$ 32,500	\$ 29,874	\$2,626	8%	2019 & 2020 less than budgeted		\$ 130,000
Utilities	\$ 69,750	\$ 77,211	(\$7,461)	-11%	Sewer expense over budget		\$ 279,000
Total Operating Expens:	\$ 230,533	\$ 228,031	\$2,502	1%			\$ 922,131
Reserve Contribution	\$ 68,600	\$ 68,600	(\$0)	0%			\$ 274,400
<b>TOTAL EXPENSE</b>	<b>\$ 299,133</b>	<b>\$ 296,631</b>	<b>\$2,502</b>	<b>1%</b>			<b>\$ 1,196,531</b>
				<b>\$5,760</b>	<b>Net better/(worse) than budget</b>		

Red Figures = Planned Item; Black Figures = actual bids or expenses

Reserve Fund	Projected 2020	Through March	2021	2022	Reserve Fund Allocation
Reserve Fund Beg. Bal:	\$ 1,068,057	\$ 1,068,057	\$ 1,072,863	\$ 716,538	3/31/2020
<b>Project Expenditures</b>					
Hallways - Carpet	\$ 50,183	\$ 23,426	\$ 29,000		CD's \$ 400,000
Hallways - Carpet remainder		\$ 26,757			US Treasury Fund \$ 547,086
A/C compressors & maint.	\$ 34,811	\$ 9,119			Cash & Money Market \$ 130,269
Card Room	\$ 17,000				\$ 1,077,355
Game Room	\$ 10,500				
Lobby	\$ 18,800				
Office	\$ 4,800				
Social Room	\$ 33,500				
Balcony Railings	\$ 75,000				
Parking Deck - Asphalt Removal/Paving					
Subtotal before Continge	\$ 244,594	\$ 59,302	\$ 684,325	\$ 319,800	
Contingency for Unexpected	\$ 25,000				
Total Reserve Expenses	\$ 269,594	\$ 59,302	\$ 684,325	\$ 319,800	
Reserve Contribution so	\$ 274,400	\$ 68,600	\$ 328,000	\$ 328,000	
Reserve Fund End. Bal:	\$ 1,072,863	\$ 1,077,355	\$ 716,538	\$ 724,738	

Hallways - Furnishings/Finishes \$ 208,900 We will be conducting a new Reserve Study in the current year (2020), so all of the numbers to the left are estimates from 3 years ago and are to be reviewed before proceeding on any projects in 2020

It's early in the year, so variations in accounts at this time are to be expected. Nothing of major concern at this point. We still have approximately \$25,000 from 2019 that will go to reserves once the Audit establishes the exact amount. The audit has been delayed due to the Wuhan Virus situation at this point and is being scheduled. Respectfully Submitted: Ed Everts, Treasurer

**H. Message from our Census Volunteers:** The Census Act requires all US citizens to complete this once every 10 years (since 1790). It would be wonderful if Oceans Grand would have a 100% completion rate. If you count Oceans Grand as your home on April 1st, please complete the information. Currently the Daytona Beach Shores completion rate is last in the cities in Volusia County, very sad. If you have any questions or need assistance please contact one of the following:

- AB Taylor - 214-505-3159
- Gerry Boocock - 859-501-4500
- Terry Smith - 386-503-7654

Thank you - Daytona Beach Shores will benefit from Federal funding the more citizens respond.

I. Feature Article by Pat Colgin: “53 YEARS OF SPECIAL FRIENDSHIP, Aldos and Powers”



Al and Raquel December 1967



Bob and Graciela September 1967, Al to Bob's left

At our Condo Christmas Party of 2019, I had the pleasure of sharing a table with Al and Raquel Aldo and their son David, and Bob and Graciela Powers and others. Bob shared with me that the two men had known each other since 1964. And my thought was “there is a story there the owners at Ocean Grand would like to know” So I asked both couples if they would agree to share their story with us all. **ENJOY:**

**1964** Ensign Al Aldo reported to the USS CAMP (DER 251) fresh out of Officer Candidate School (OCS). Al was assigned to Electronic Material Officer (EMO) on the CAMP, a Radar Picket Ship, prepared to search for and report all aircraft inbound to the USA. Al reported to Bob Powers, Operations Officer, who had just recently received orders for Vietnam. They worked together for a month before Bob was transferred. Bob was transferred in December 1964 to Vietnam until 1966. The CAMP with Al on board was moved to the Vietnam waters in 1965/1966. Both Al and Bob were next assigned to the DC area.

**1966** Bob reported to Bureau of Personnel, Washington DC.

**1967** Al reported to Defense Intelligence Agency, Pentagon in DC. Bob helped Al find an apartment. (two young men on the loose in DC). Al was originally from Keene, NH and Bob from Dover, NH.

**MEANWHILE:** **1962** Raquel, originally from Puerto Rico, vacationed in DC and found herself within two weeks working for the Health Dept of the Pan American Organization. In 1963 Graciela, originally from Peru, went to work in the same department. They became roommates for four years. (I understand they both did a lot of partying and dating.) Bob began dating Graciela and later introduced Al to her roommate, Raquel. Bob and Graciela married in Sept. 1967 (see photo). Al and Raquel married in Dec. 1967. They served in each other's weddings. Both men were transferred many times to different parts of the world but kept in touch. They both retired and the couples began to vacation together. I am going to list some of their trips together but there may not be enough space!!! In 2004 Al and Raquel bought pre-construction into Oceans Grand. When Bob and Graciela were told about that they also bought here.

**AS PROMISED, THEIRS IS A REALLY REMARKABLE STORY OF FRIENDSHIP OVER MANY YEARS AND MANY MILES.**

Some of their trips together: 1973 ski trip NH; 1975 Great Smokey Mts; 1980ish Powers visited Aldos in Lake of the woods, VA; 1983/1984 Lake Winnepesaukee NH; 1998 cruise to east Caribbean; 2000 tour of Paris; 2001 tour of China; 2002 Maritime Provinces, Canada; 2004 Las Vegas; 2008 Mexico condo of Aldos; 2013/14 Westborough, MA; 2016 cruise to Western Caribbean; 2017 Conway NH and Westboro. (These were provided by Bob Powers who admits he may have forgotten a few!)

**J. Maintenance Tip from Feature Resident, Wilbert (Stu) Stewart:** Going to be Away for a While? Florida Power & Light (FPL), and various consumer agencies provide helpful hints for people who plan to travel for a period of time. Their suggestions highlight energy conservation and mold / mildew prevention.

1. Leave your A/C on with the Fan switch set to "Auto" mode. Reset your temperature four degrees above your normal setting. These settings will help to keep humidity under control during your absence while conserving some electrical energy.
2. Turn your ceiling fans off. Some think leaving the ceiling fans on will prevent mold. But ceiling fans are not necessary since your A/C is already circulating air (fans cool people not rooms).
3. Unplugging electronics will help lower your electric bill because many of them use electricity even when turned off. That is often called "phantom energy." Unplugging electronics will also help to protect them from damage caused by power surges such as during a lightning strike.
4. Consider switching off your hot water heater and, if installed, your hot water circulating pump.
5. Turn off the main water valve. Doing that will prevent more damage if a washing machine supply hose breaks or if your hot water tank ruptures.
6. For the best air flow throughout your unit, leave bedroom doors open. Perhaps you should also open closet doors
7. Finally, please remove all your patio furniture and any items from your balconies in preparation for hurricane season!

**K. RULES AND REGULATIONS REMINDERS:**

**NOISE & DISTURBANCES** - Any noise or action which creates an undue disturbance is restricted to the hours from 9:00AM to 5:00PM, Monday through Saturday.

**SWIMMING POOL AND SPA AREA** - Pool and spa hours are 9:00AM until 11:00PM; these hours are strictly enforced. If you encounter excessive noise or disturbances after the hours in the Rules & Regulations and it appears it will not stop you should call - **Non-emergency 386-248-1777**. This goes to the Volusia County call center. They will then contact the Daytona Beach Shores police. Those of us who face the pool thank you!!

**Last Word:** Many thanks to Pat Colgin and Stu for contributing to this edition of the O-Gram. Also, if you have any ideas for new articles to be included in our O-Gram or would like to contribute an article, please feel free to contact me, Val Smith, at my email address: tvssog902@gmail.com. I am also looking for an O-Gram editor to take my place so please contact me, Shane or Dave if you are interested. If you are not receiving this through email, please give your updated email address to Shane. It's very important to be on his list as that is what he has for emergency contact.

The Oceans Grand is an interactive community of residents living in relatively close proximity. Our goals are to maintain an attractive, clean, quiet, safe and secure place to live, to instill pride of ownership and to ensure our condominium remains a high-quality investment. We strive for harmony among our residents and we urge all residents to be good neighbors.

**EMERGENCY TELEPHONE NUMBERS**

**For any life-threatening emergency requiring Fire, Police or EMT Service, dial 911.  
For after-hours matters concerning emergency building repair only, contact the  
LCET at 386.679.7455**